

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Wallingford / 9

Last Physical Inspection: 2001

Sales - Improved Analysis Summary:

Number of Sales: 318

Range of Sale Dates: 1/00 through 12/01

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$150,000	\$182,000	\$332,000	\$364,500	91.1%	11.85%
2002 Value	\$159,600	\$199,000	\$358,600	\$364,500	98.4%	11.67%
Change	+\$9,600	+\$17,000	+\$26,600		+7.3%	-0.18%
% Change	+6.4%	+9.3%	+8.0%		+8.0%	-1.52%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of –0.18% and –1.52% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$152,900	\$175,800	\$328,700
2002 Value	\$162,700	\$191,900	\$354,600
%Change	+6.4%	+9.2%	+7.9%

Number of improved 1 to 3 family residences in the population: 3010.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

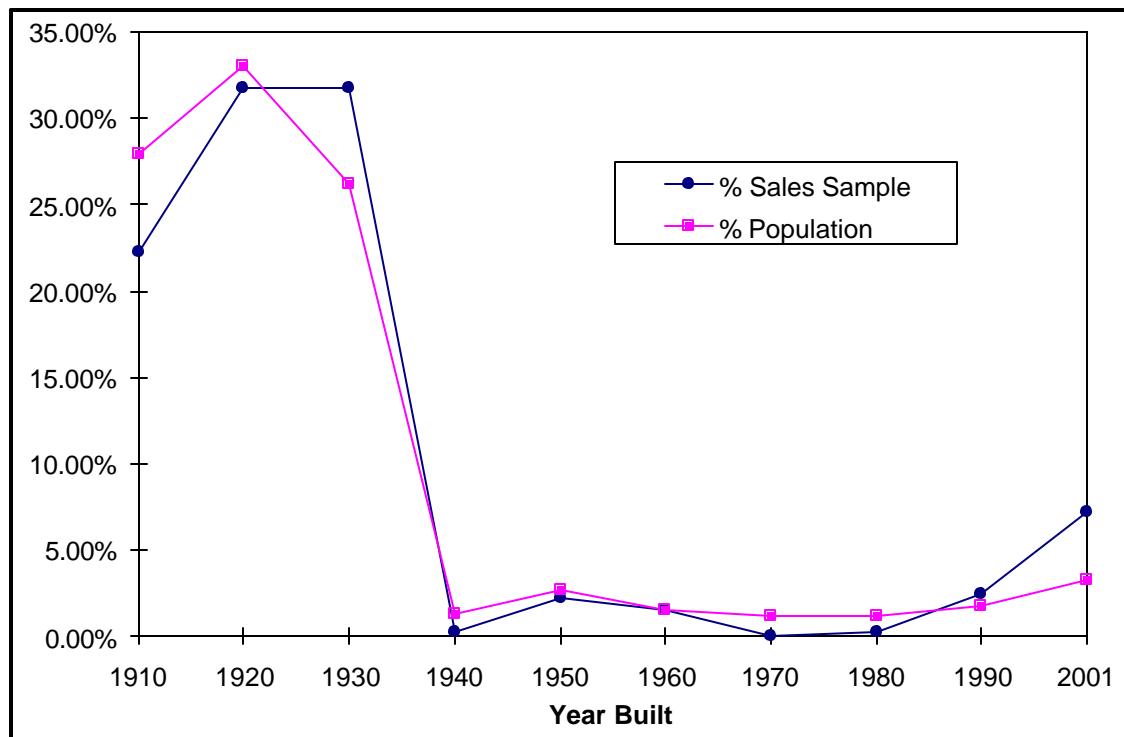
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including a variable for story improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for one story houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	71	22.33%
1920	101	31.76%
1930	101	31.76%
1940	1	0.31%
1950	7	2.20%
1960	5	1.57%
1970	0	0.00%
1980	1	0.31%
1990	8	2.52%
2001	23	7.23%
	318	

Population		
Year Built	Frequency	% Population
1910	841	27.94%
1920	995	33.06%
1930	788	26.18%
1940	38	1.26%
1950	80	2.66%
1960	47	1.56%
1970	35	1.16%
1980	35	1.16%
1990	52	1.73%
2001	99	3.29%
	3010	

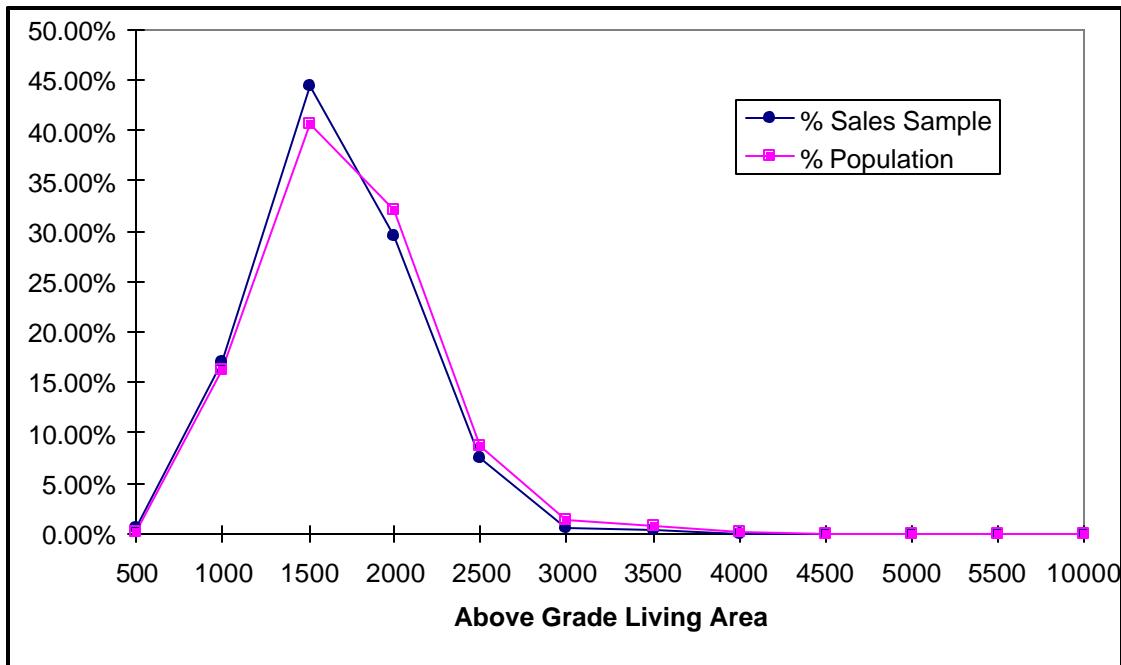


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Homes built between 1910 and 1920 were under-represented and homes built between 1920 and 1930 were over-represented in the sale sample. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.63%
1000	54	16.98%
1500	141	44.34%
2000	94	29.56%
2500	24	7.55%
3000	2	0.63%
3500	1	0.31%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		318

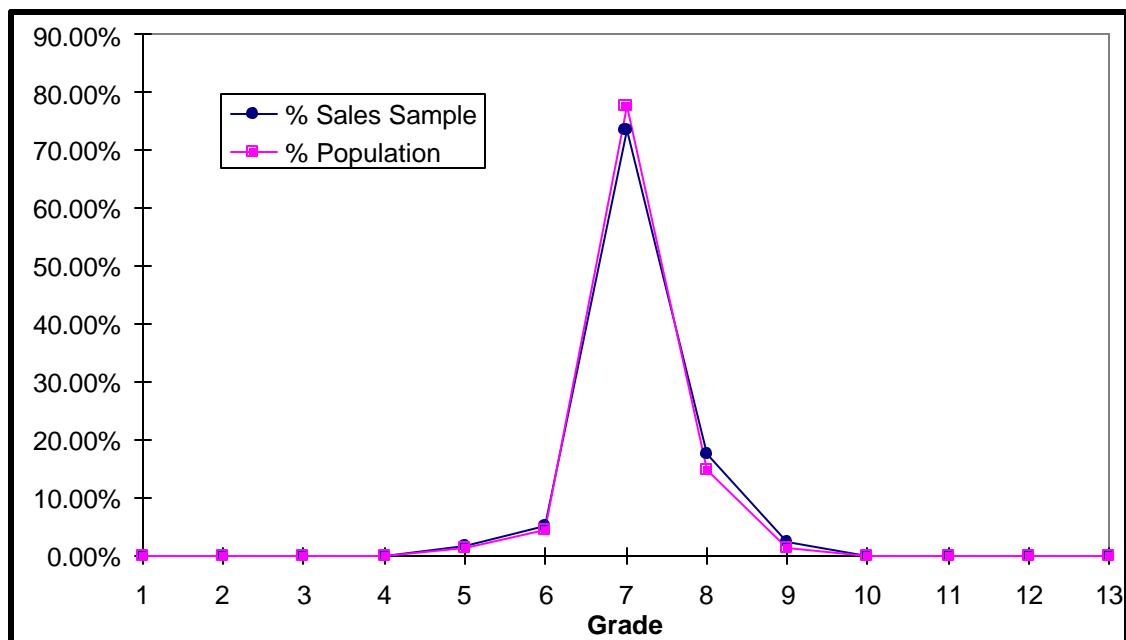
Population		
AGLA	Frequency	% Population
500	7	0.23%
1000	490	16.28%
1500	1225	40.70%
2000	966	32.09%
2500	259	8.60%
3000	40	1.33%
3500	20	0.66%
4000	3	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		3010



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

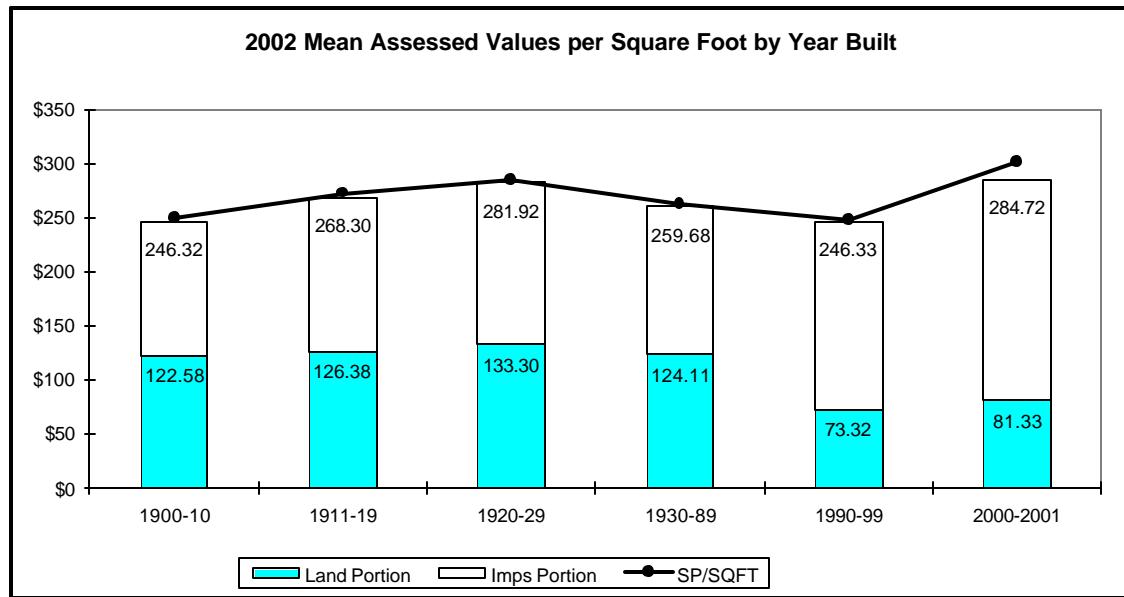
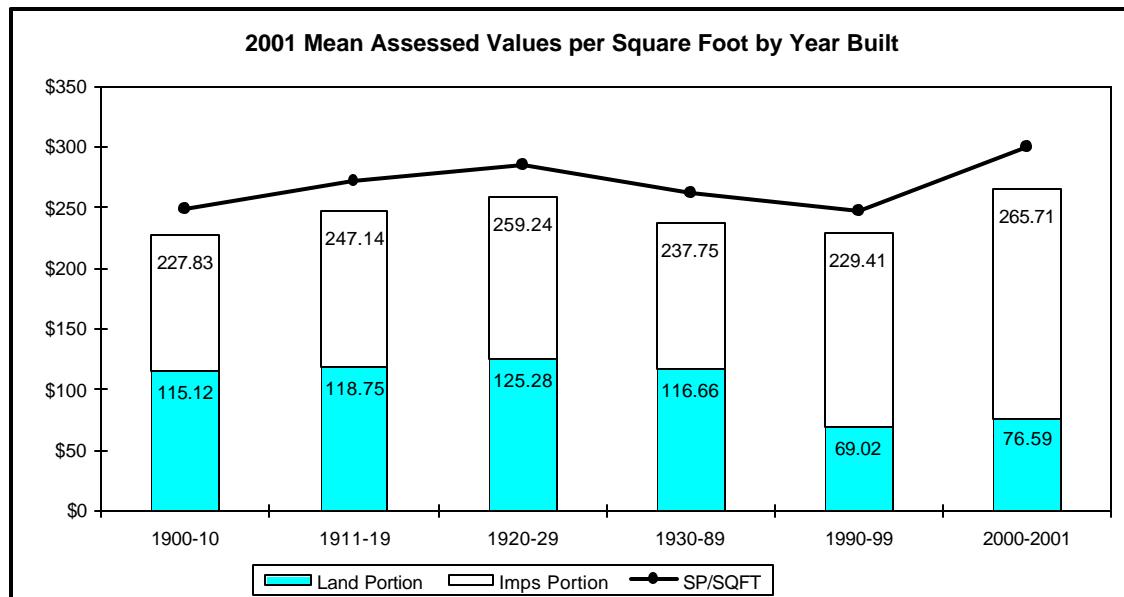
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	5	1.57%	5	45	1.50%
6	16	5.03%	6	131	4.35%
7	234	73.58%	7	2340	77.74%
8	56	17.61%	8	448	14.88%
9	7	2.20%	9	45	1.50%
10	0	0.00%	10	1	0.03%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	318			3010	



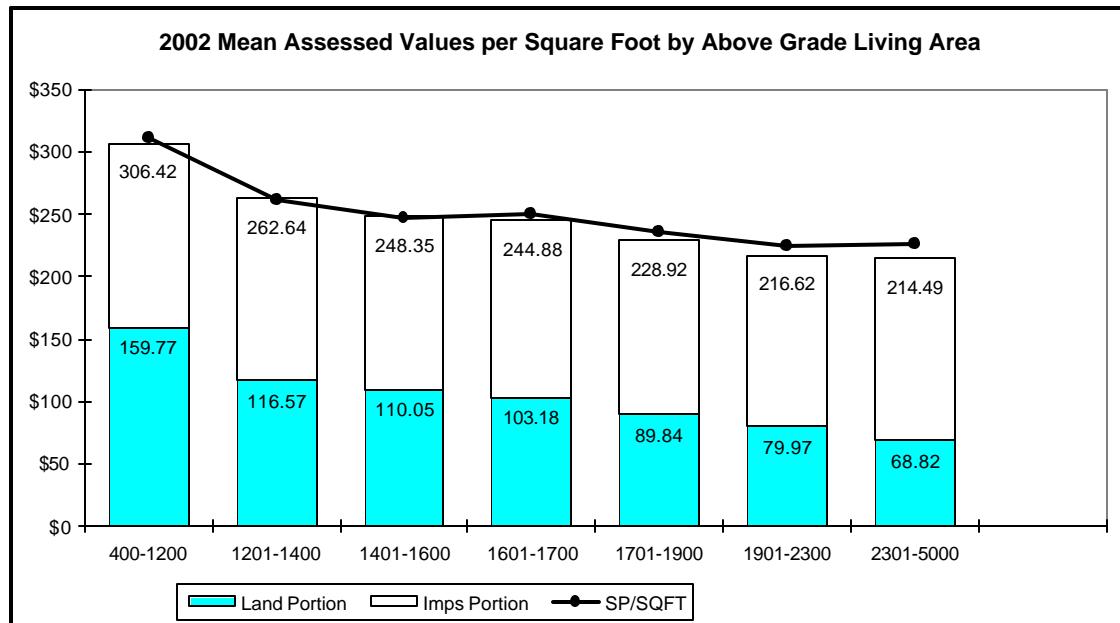
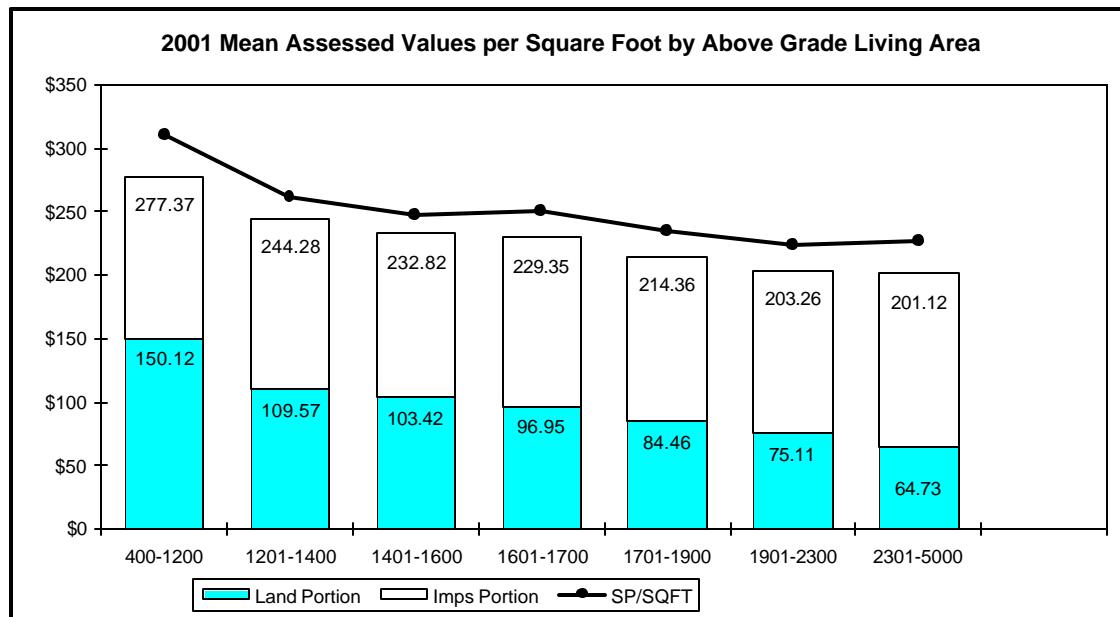
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



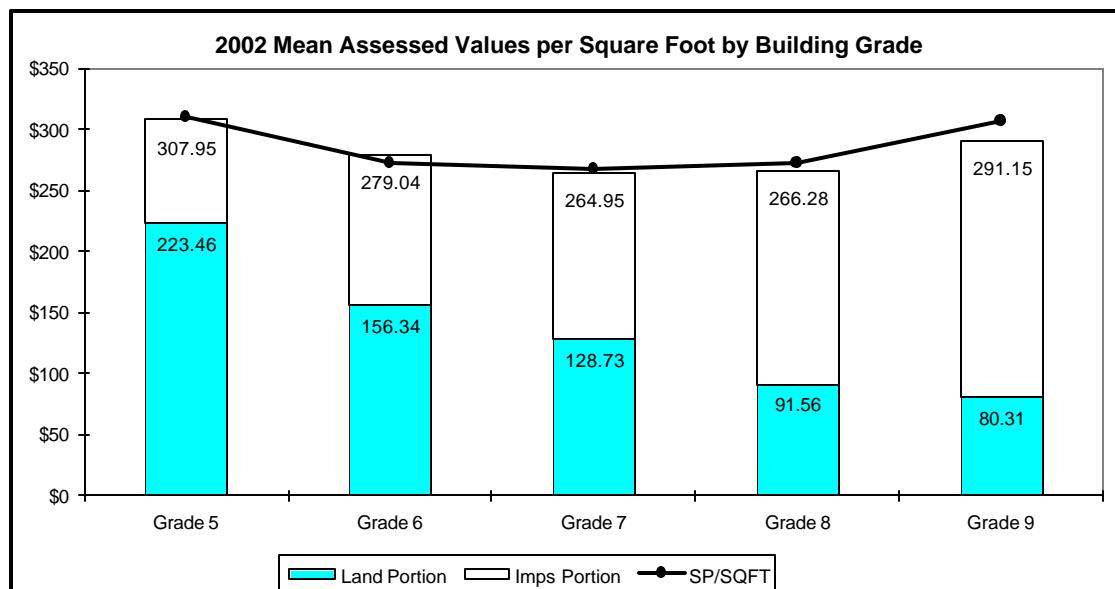
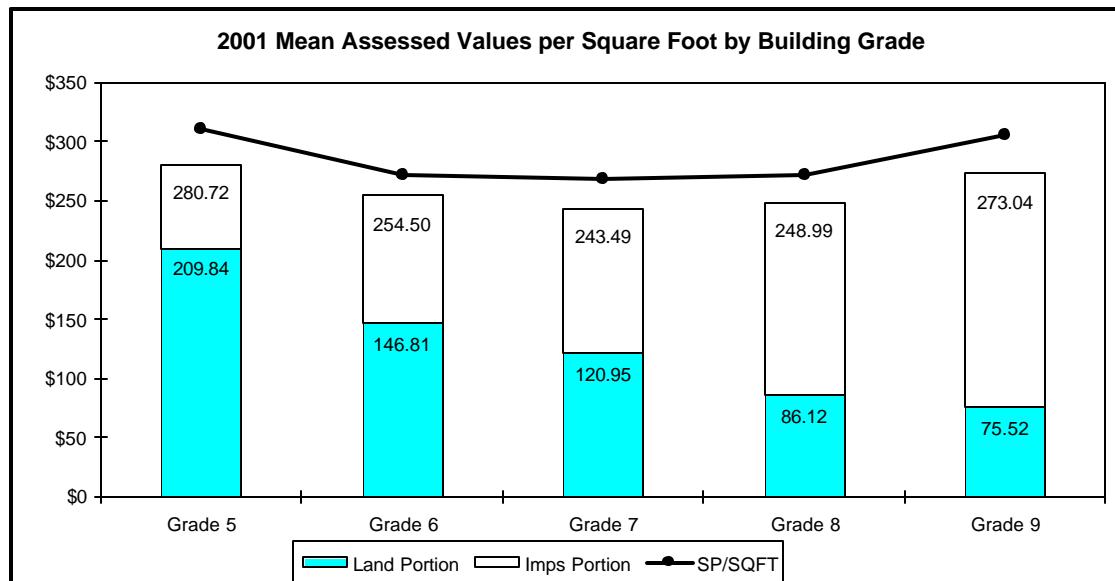
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. There are only 12 houses built between 2000 and 2001. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. There are only 7 houses with above grade living area between 2301 and 5000 square feet. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 7 grade 9 houses. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/3/2000 through 12/28/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessors database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 6.4% in land assessments in the area for 2002. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.064$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 318 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The results showed that including a variable for story improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for one story houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} / (0.9370473 - 0.03762883 \text{ (if Story = 1)})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.08 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- If a house and mobile home exist, the formula derived from the house is used.
- If “accessory improvements only*”, then: 2002 Total Value = 2001 Total Value * 1.08 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.*
- If vacant parcels (no improvements value), only the land adjustment applies.
- Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 9 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.7%

Stories

1.0

% Adjustment

4.5%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a one story house would *approximately* receive a 11.2% upward adjustment (6.7% + 4.5% for the overall and story respectively).

There are 1072 one story houses.

About 64% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
8	175	0.900	0.972	8.1%	0.955	0.990
9	145	0.923	1.000	8.3%	0.981	1.019
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	301	0.910	0.984	8.2%	0.971	0.997
Y	19	0.907	0.985	8.7%	0.918	1.053
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	270	0.910	0.985	8.2%	0.971	0.999
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	35	0.934	1.007	7.8%	0.962	1.052
3000-5000	240	0.912	0.988	8.2%	0.973	1.002
5001-8000	43	0.877	0.949	8.2%	0.907	0.990
8001-12000	2	0.973	1.060	9.0%	-0.416	2.536
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	71	0.909	0.981	7.9%	0.948	1.014
1911-1920	101	0.910	0.986	8.3%	0.964	1.008
1921-1930	103	0.915	0.992	8.4%	0.970	1.013
1931-1940	1	0.925	1.026	11.0%	N/A	N/A
1941-1950	7	0.961	1.060	10.4%	0.952	1.169
1951-1960	5	0.933	1.028	10.2%	0.901	1.156
1971-1980	1	0.700	0.777	11.0%	N/A	N/A
1981-1990	8	0.882	0.950	7.7%	0.851	1.049
1991-2000	16	0.919	0.986	7.3%	0.920	1.052
>2000	7	0.836	0.894	6.9%	0.813	0.974

Area 9 Annual Update Ratio Confidence Intervals

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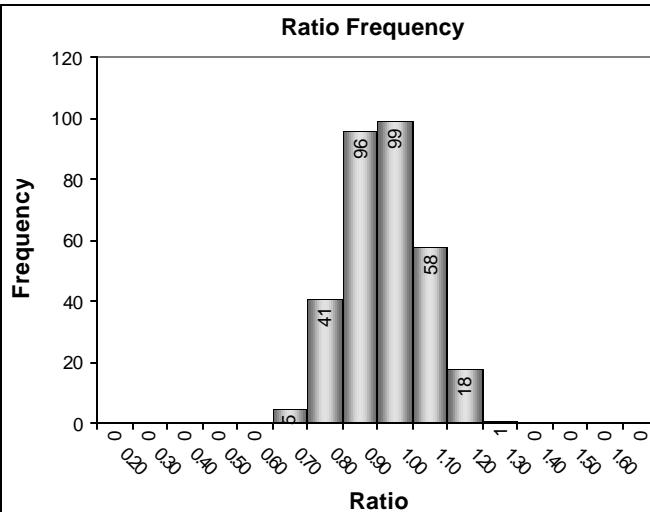
It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5	5	0.883	0.963	9.0%	0.759	1.167
6	16	0.935	1.022	9.3%	0.950	1.094
7	236	0.910	0.987	8.6%	0.972	1.003
8	56	0.910	0.975	7.1%	0.945	1.004
9	7	0.892	0.954	6.9%	0.840	1.068
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Poor	2	0.907	1.005	10.9%	0.926	1.085
Fair	7	0.868	0.937	7.9%	0.818	1.055
Average	146	0.897	0.972	8.4%	0.952	0.992
Good	130	0.924	1.000	8.2%	0.981	1.019
Very Good	35	0.912	0.981	7.5%	0.938	1.023
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	123	0.888	0.986	11.0%	0.966	1.006
1.5	126	0.925	0.988	6.8%	0.967	1.009
2	66	0.917	0.980	6.9%	0.950	1.011
2.5	2	0.813	0.868	6.8%	-1.217	2.952
3	3	0.903	0.966	6.9%	0.781	1.150
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	11	0.872	0.962	10.2%	0.875	1.049
801-1000	47	0.906	1.005	10.9%	0.972	1.038
1001-1500	141	0.911	0.990	8.7%	0.971	1.010
1501-2000	94	0.918	0.983	7.0%	0.959	1.006
2001-2500	24	0.887	0.948	6.9%	0.887	1.009
2501-3000	2	0.892	0.953	6.9%	-0.125	2.032
3001-4000	1	0.939	1.003	6.8%	N/A	N/A

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/1	Lien Date: 1/1/2001	Date of Report: 7/29/2002	Sales Dates: 1/00 - 12/01								
Area 9	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 318</p> <p><i>Mean Assessed Value</i> 332,000</p> <p><i>Mean Sales Price</i> 364,500</p> <p><i>Standard Deviation AV</i> 81,477</p> <p><i>Standard Deviation SP</i> 99,649</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 0.922</p> <p><i>Median Ratio</i> 0.918</p> <p><i>Weighted Mean Ratio</i> 0.911</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.676</p> <p><i>Highest ratio:</i> 1.208</p> <p><i>Coefficient of Dispersion</i> 9.62%</p> <p><i>Standard Deviation</i> 0.109</p> <p><i>Coefficient of Variation</i> 11.85%</p> <p><i>Price Related Differential (PRD)</i> 1.013</p>											
RELIABILITY											
<p><i>95% Confidence: Median</i></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.898</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.933</td> </tr> </table> <p><i>95% Confidence: Mean</i></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.910</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.935</td> </tr> </table>				<i>Lower limit</i>	0.898	<i>Upper limit</i>	0.933	<i>Lower limit</i>	0.910	<i>Upper limit</i>	0.935
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<i>Lower limit</i>	0.910										
<i>Upper limit</i>	0.935										
SAMPLE SIZE EVALUATION											
<p><i>n (population size)</i> 3010</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.109</p> <p>Recommended minimum: 19</p> <p><i>Actual sample size:</i> 318</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>163</td> </tr> <tr> <td># ratios above mean:</td> <td>155</td> </tr> <tr> <td><i>Z:</i></td> <td>0.449</td> </tr> </table> <p>Conclusion: <i>Normal*</i></p>				# ratios below mean:	163	# ratios above mean:	155	<i>Z:</i>	0.449		
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<p>*i.e. no evidence of non-normality</p>											



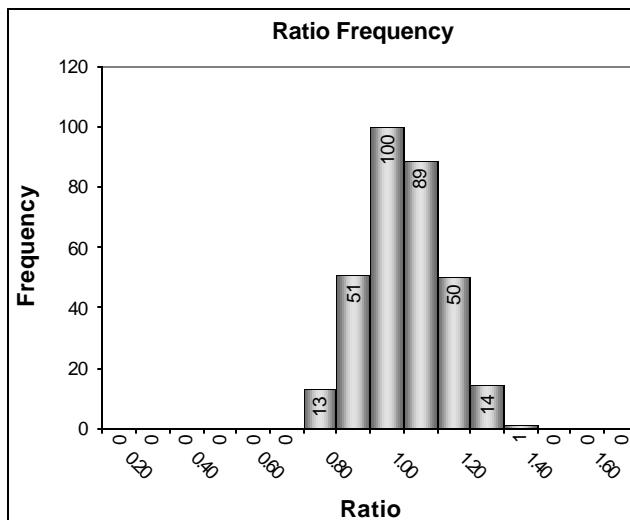
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/1	Lien Date: 1/1/2002	Date of Report: 7/29/2002	Sales Dates: 1/00- 12/01
Area 9	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	318		
<i>Mean Assessed Value</i>	358,600		
<i>Mean Sales Price</i>	364,500		
<i>Standard Deviation AV</i>	84,381		
<i>Standard Deviation SP</i>	99,649		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	0.995		
<i>Weighted Mean Ratio</i>	0.984		
UNIFORMITY			
<i>Lowest ratio</i>	0.720		
<i>Highest ratio:</i>	1.326		
<i>Coefficient of Dispersion</i>	9.42%		
<i>Standard Deviation</i>	0.117		
<i>Coefficient of Variation</i>	11.67%		
<i>Price Related Differential (PRD)</i>	1.015		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.979		
<i>Upper limit</i>	1.012		
95% Confidence: Mean			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.011		
SAMPLE SIZE EVALUATION			
<i>n (population size)</i>	3010		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.117		
Recommended minimum:	22		
Actual sample size:	318		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	161		
# ratios above mean:	157		
Z:	0.224		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8408330	0835	7/23/01	200000	710	0	5	1919	3	4800	N	N	4327 MERIDIAN AV N	
8420690	1410	12/7/01	339950	1180	0	5	1907	4	4000	N	N	4034 2ND AV NE	
8420690	1335	7/2/01	273800	790	520	6	1927	3	3100	N	N	4009 LATONA AV NE	
8182504	9141	7/31/00	248500	830	0	6	1900	4	3000	N	N	1314 N 41ST ST	
8313120	0839	8/7/01	259500	890	0	6	1906	4	3400	N	N	4214 THACKERAY PL NE	
8051000	4091	8/28/00	289000	890	0	6	1948	3	4560	N	N	4216 CORLISS AV N	
8917860	1620	6/15/00	256000	1000	0	6	1900	3	4614	N	N	4128 EASTERN AV N	
8917860	1620	1/2/01	215000	1000	0	6	1900	3	4614	N	N	4128 EASTERN AV N	
8051000	3846	3/13/01	330000	1810	0	6	1920	3	3420	N	N	4202 SUNNYSIDE AV N	
8881890	0285	10/2/00	222500	2060	0	6	1989	3	4080	N	N	4728 4TH AV NE	
8420690	1340	5/7/01	334000	790	0	7	1925	4	3100	N	N	4007 LATONA AV NE	
8313120	0760	3/1/01	278000	840	0	7	1921	3	3366	N	N	4223 THACKERAY PL NE	
8881840	0490	10/24/01	358500	840	0	7	1921	4	4080	N	N	4747 THACKERAY PL NE	
8408380	0715	5/22/00	291500	840	0	7	1916	4	2583	N	N	4806 WOODLAWN AV N	
8917860	0540	10/5/01	298000	850	0	7	1925	3	3200	N	N	2202 N 40TH ST	
8783480	0065	8/29/01	293000	850	0	7	1915	4	2947	N	N	4659 1ST AV NE	
8408380	1400	9/22/00	299950	860	0	7	1910	4	2625	N	N	4708 BURKE AV N	
8917860	0935	5/26/00	302500	870	0	7	1946	3	4320	N	N	4022 CORLISS AV N	
8408380	0780	3/22/00	250000	890	0	7	1911	3	3500	N	N	1614 N 48TH ST	
8783480	0069	10/23/01	330000	900	550	7	1985	3	2947	N	N	4658 EASTERN AV N	
8408330	2010	10/29/01	349000	920	0	7	1916	3	3600	N	N	4018 BURKE AV N	
8408330	1470	1/23/01	382000	940	0	7	1919	4	4560	N	N	4123 WOODLAWN AV N	
8408380	2370	3/14/01	320000	950	0	7	1914	3	3300	N	N	1811 N 47TH ST	
8881840	0825	2/24/00	269950	960	0	7	1912	3	4389	N	N	102 NE 46TH ST	
8313120	1635	7/18/00	207800	960	850	7	1901	3	6089	N	N	4223 5TH AV NE	
8934140	0200	7/27/00	283500	970	600	7	1912	3	3120	N	N	1719 N 41ST ST	
8445230	0130	1/20/01	459200	970	900	7	1916	5	3207	N	N	4010 INTERLAKE AV N	
8313120	0215	8/15/01	325000	970	480	7	1909	4	5100	N	N	4331 2ND AV NE	

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8881890	0380		5/24/00	244250	980	0	7	1990	3	4609	Y	N	4715 5TH AV NE
8917860	0965		8/22/00	283000	1010	110	7	1922	3	3400	N	N	2315 N 41ST ST
8783480	0110		4/24/01	298000	1030	0	7	1911	5	2956	N	N	4645 1ST AV NE
8408380	0965		3/23/01	329000	1050	0	7	1914	3	4083	N	N	1817 N 49TH ST
8408380	0045		3/21/00	272000	1050	0	7	1916	3	3750	N	N	1909 N 50TH ST
8408330	0510		8/20/01	359900	1050	340	7	1924	4	4240	N	N	4312 WOODLAWN AV N
8051000	2855		12/6/01	345000	1060	0	7	1922	4	4180	N	N	4315 CORLISS AV N
8408380	1785		8/30/01	331000	1070	0	7	1924	4	5000	N	N	1716 N 47TH ST
8408380	1505		2/18/00	310000	1070	0	7	1923	3	4250	N	N	1815 N 48TH ST
8408380	1480		2/28/01	415000	1070	0	7	1923	4	4000	N	N	1823 N 48TH ST
8881840	0260		9/20/01	349900	1070	0	7	1917	3	4080	N	N	4524 2ND AV NE
8881840	0700		11/20/01	407000	1070	380	7	1920	4	4195	N	N	4751 2ND AV NE
8313120	0115		6/6/00	342500	1080	0	7	1906	3	5100	N	N	4209 2ND AV NE
8313120	1050		12/19/01	319950	1080	0	7	1903	4	3400	N	N	4331 LATONA AV NE
8408380	1463		2/8/00	299500	1080	0	7	1947	4	3750	N	N	4703 MERIDIAN AV N
8408380	0290		7/6/01	360000	1090	0	7	1922	3	3333	N	N	1812 N 49TH ST
8226500	0430		10/23/00	319500	1090	650	7	1906	4	3303	N	N	4125 INTERLAKE AV N
8445230	0190		9/10/01	227000	1110	0	7	1911	2	4520	N	N	4010 ASHWORTH AV N
8420690	1535		12/24/01	363000	1110	1080	7	1905	3	4000	N	N	4013 2ND AV NE
8226500	0045		3/27/01	332000	1110	0	7	1924	4	4000	N	N	4126 ASHWORTH AV N
8313120	1510		1/13/00	245500	1110	0	7	1919	3	2976	N	N	4236 LATONA AV NE
8686520	0775		10/18/01	370000	1130	0	7	1916	3	3195	N	N	1427 N 47TH ST
8408330	2175		7/19/01	269000	1130	140	7	1921	3	4275	N	N	4027 DENSMORE AV N
8917860	0360		5/10/01	359500	1130	0	7	1912	3	3990	N	N	4115 BAGLEY AV N
8420690	0975		3/22/01	350000	1150	1150	7	1980	3	4000	N	N	4042 5TH AV NE
8051000	4010		11/13/00	370500	1158	0	7	1900	4	5700	N	N	4215 SUNNYSIDE AV N
8051000	4055		7/26/00	369950	1160	0	7	1915	4	5985	N	N	2308 N 42ND ST
8313120	0030		9/25/00	345000	1160	200	7	1922	4	3740	N	N	4220 1ST AV NE
8420690	1580		4/30/01	449950	1170	0	7	1911	4	4000	N	N	4010 1ST AV NE

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8408330	0870		2/11/00	406000	1170	400	7	1920	4	4800	Y	N	4307 MERIDIAN AV N
8408380	0215		10/9/01	260950	1180	0	7	1951	3	3750	N	N	1815 N 50TH ST
8051000	0480		5/15/00	320000	1180	0	7	1911	4	3420	N	N	4610 BAGLEY AV N
8313120	1645		7/25/01	241000	1200	680	7	1952	2	6642	N	N	4219 5TH AV NE
8313120	0530		10/23/00	361000	1210	0	7	1918	4	4590	N	N	4308 2ND AV NE
8408380	0065		7/24/00	265000	1210	0	7	1916	2	2500	N	N	4918 BURKE AV N
8408330	2345		3/28/01	390000	1230	310	7	1916	4	4560	N	N	4023 WOODLAWN AV N
8881890	0155		6/16/00	299922	1230	790	7	1994	3	4129	N	N	4757 4TH AV NE
8408380	0060		3/21/01	275000	1230	0	7	1913	4	2500	N	N	4914 BURKE AV N
8313120	0575		2/4/00	385000	1240	0	7	1912	4	3468	N	N	4338 2ND AV NE
8408380	2565		2/22/00	350000	1250	0	7	1922	4	4000	N	N	1901 N 47TH ST
8408330	2335		12/13/00	367500	1250	290	7	1908	4	6320	N	N	4035 WOODLAWN AV N
8783480	0130		6/1/01	397000	1280	0	7	1912	5	2960	N	N	4636 EASTERN AV N
8408380	2390		6/16/00	295000	1290	0	7	1920	3	2500	N	N	4618 WALLINGFORD AV N
8783480	0060		9/13/00	282000	1300	0	7	1914	4	2944	N	N	4663 1ST AV NE
8408380	1080		8/31/00	325000	1310	0	7	1906	4	2500	N	N	4811 MERIDIAN AV N
8686520	0057		3/24/00	328000	1320	1040	7	1926	4	3239	N	N	4907 WOODLAWN AV N
8420690	1100		12/21/01	365000	1330	420	7	1918	4	4000	N	N	4059 4TH AV NE
8051000	0665		4/25/00	410000	1330	0	7	1914	4	5700	N	N	4525 BAGLEY AV N
8408380	2395		6/30/00	315000	1330	0	7	1913	5	2500	N	N	4610 WALLINGFORD AV N
8226500	0190		6/16/01	333000	1340	450	7	1923	3	4000	N	N	4125 ASHWORTH AV N
8051000	3980		6/28/01	298900	1350	0	7	1918	3	3990	N	N	4225 SUNNYSIDE AV N
8783480	0115		3/24/00	318500	1350	0	7	1997	3	1849	N	N	4638 EASTERN AV N
8881840	0705		7/25/00	272000	1350	0	7	1919	4	4198	N	N	4753 2ND AV NE
8313120	0080		4/16/01	305000	1370	0	7	1925	4	3774	N	N	4237 2ND AV NE
8934140	0210		5/21/01	336000	1380	160	7	1911	3	3000	N	N	4034 DENSMORE AV N
8408330	0780		3/8/00	316000	1390	0	7	1923	3	4240	N	N	4322 WALLINGFORD AV N
8313120	0615		11/27/00	307500	1400	0	7	1916	3	4182	N	N	4323 THACKERAY PL NE
8420690	1470		3/30/01	296000	1420	0	7	1901	4	4000	N	N	4065 2ND AV NE

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8408380	1525	3/22/01	268000	1420	580	7	1920	2	3400	N	N	4718 WALLINGFORD AV N	
8686520	0056	9/20/01	370300	1420	0	7	1925	4	3250	N	N	4903 WOODLAWN AV N	
8408330	0595	3/30/00	325000	1430	0	7	1924	3	4240	N	N	4311 WALLINGFORD AV N	
8051000	2620	8/28/01	499000	1440	0	7	1924	5	5700	N	N	4323 BAGLEY AV N	
8051000	4262	11/23/01	423000	1460	0	7	1916	3	3600	N	N	4207 CORLISS AV N	
8313120	1940	7/18/01	245000	1480	0	7	1909	3	2535	N	N	412 NE 44TH ST	
8051000	3490	11/13/00	355000	1490	150	7	1916	4	2977	N	N	4322 EASTERN AV N	
8313120	1305	6/9/00	341000	1500	0	7	1923	3	3876	N	N	4411 4TH AV NE	
8051000	3090	2/16/01	413000	1510	470	7	1987	3	2850	N	N	4313 SUNNYSIDE AV N	
8051000	3085	7/20/00	410000	1510	470	7	1987	3	2850	N	N	4315 SUNNYSIDE AV N	
8881840	0315	11/27/00	340000	1510	0	7	1920	3	4366	N	N	4530 THACKERAY PL NE	
8345400	0015	5/1/00	409000	1520	0	7	1923	4	4800	N	N	4668 SUNNYSIDE AV N	
8408330	2370	10/18/00	374500	1530	330	7	1921	4	3040	N	N	1518 N 40TH ST	
8420690	1245	3/23/01	390000	1530	570	7	1922	4	4000	N	N	4062 LATONA AV NE	
8881890	0100	2/8/00	305000	1530	560	7	1911	3	4080	N	N	4718 LATONA AV NE	
8313120	0555	8/22/01	321000	1540	0	7	1907	4	5100	N	N	4320 2ND AV NE	
8420690	1175	8/14/01	399000	1560	0	7	1900	2	6475	Y	N	4006 LATONA AV NE	
8251350	0060	3/15/01	399950	1570	0	7	1906	4	4000	N	N	4229 ASHWORTH AV N	
8881890	0305	8/3/01	350000	1570	0	7	1910	3	4077	N	N	4744 4TH AV NE	
8408380	1436	3/14/01	320000	1580	0	7	1901	4	3750	N	N	1912 N 47TH ST	
8051000	4480	5/18/00	500000	1590	0	7	1924	5	4200	N	N	2112 N 42ND ST	
8313120	0520	4/3/00	413000	1610	1200	7	1918	4	6630	N	N	4304 2ND AV NE	
8881840	0340	11/26/01	359500	1610	0	7	1922	3	4325	N	N	4550 THACKERAY PL NE	
8408380	1980	8/29/00	393000	1630	510	7	1918	4	3250	N	N	1626 N 47TH ST	
8051000	3935	6/26/00	496500	1630	0	7	1920	5	3400	N	N	4233 SUNNYSIDE AV N	
8408330	0635	5/9/00	337000	1660	0	7	1924	3	4240	N	N	4310 DENSMORE AV N	
8869030	0030	8/14/00	330000	1710	0	7	1952	4	8436	Y	N	1312 N MENFORD PL	
8408330	1540	9/1/00	377500	1710	170	7	1911	4	4560	N	N	4115 WALLINGFORD AV N	
8313120	1580	4/25/01	340000	1730	0	7	1951	3	5535	N	N	4214 4TH AV NE	

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8313120	0440		6/27/01	469000	1740	0	7	1908	3	5100	N	N	4412 2ND AV NE
8226500	0420		3/27/01	525000	1760	0	7	1906	5	3303	N	N	4133 INTERLAKE AV N
8189000	0310		1/27/00	469000	1760	0	7	2000	3	3772	N	N	4517 LATONA AV NE
8313120	1290		2/6/01	295000	1800	0	7	1910	3	3672	N	N	4421 4TH AV NE
8917860	1580		3/5/01	405000	1810	600	7	1916	3	8376	N	N	4030 EASTERN AV N
8917860	1575		4/12/01	450000	1840	0	7	1900	4	6285	N	N	4026 EASTERN AV N
8881890	0030		12/12/01	425000	1870	0	7	1901	4	4080	N	N	4721 LATONA AV NE
8408330	0995		8/20/01	345000	1880	0	7	1923	2	4800	N	N	4211 MERIDIAN AV N
8313120	1500		12/13/01	325000	1900	0	7	1906	3	5202	N	N	4228 LATONA AV NE
8408330	0430		7/30/01	419000	1900	530	7	1922	4	4240	N	N	4333 DENSMORE AV N
8408330	1975		7/14/00	398500	1950	0	7	1917	5	4000	N	N	4002 BURKE AV N
8051000	2865		4/19/01	447500	1960	0	7	1924	4	4750	N	N	4311 CORLISS AV N
8881840	0345		6/12/01	414500	2000	960	7	1909	3	4317	N	N	4554 THACKERAY PL NE
8917860	1090		7/16/01	450000	2020	0	7	1909	3	5700	N	N	4103 SUNNYSIDE AV N
8881840	0310		6/1/00	359000	2510	1130	7	1911	4	4374	N	N	4526 THACKERAY PL NE
8783480	0105		8/28/01	367500	980	600	8	2000	3	4065	N	N	4642 EASTERN AV N
8051000	4290		8/1/00	500000	1080	1060	8	1911	5	4160	N	N	4202 BAGLEY AV N
8408380	1240		8/21/00	400000	1160	520	8	1948	3	6000	N	N	1924 N 48TH ST
8881840	0680		7/11/01	480000	1360	0	8	1911	5	4291	N	N	4741 2ND AV NE
8881840	0645		12/11/01	434000	1420	0	8	1916	4	4160	N	N	4715 2ND AV NE
8783480	0160		6/25/01	352000	1450	0	8	1906	2	3670	N	N	4624 EASTERN AV N
8420690	1265		10/11/01	349000	1480	0	8	1930	3	4000	N	N	4065 LATONA AV NE
8881890	0290		10/10/01	415000	1580	400	8	1928	4	4080	N	N	4732 4TH AV NE
8783480	0180		3/12/00	398000	1600	310	8	1921	4	4000	N	N	4673 EASTERN AV N
8408330	1909		7/9/01	500000	1620	0	8	1912	3	6235	N	N	4023 MERIDIAN AV N
8051000	4605		3/7/00	430000	1620	0	8	1923	4	3575	N	N	4232 MERIDIAN AV N
8420690	1195		4/11/00	450000	1630	140	8	1987	3	4000	N	N	4024 LATONA AV NE
8917860	1275		9/21/01	429230	1646	320	8	1917	4	3800	N	N	2403 N 41ST ST
8917860	1255		8/24/00	500000	1660	450	8	1919	4	4560	N	N	4022 SUNNYSIDE AV N

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8051000	1970		1/11/01	575000	1660	380	8	1910	4	4275	N	N	4417 SUNNYSIDE AV N
8408330	1150		7/26/01	431000	1690	0	8	1914	4	3876	N	N	4212 WALLINGFORD AV N
8881840	0540		2/23/01	530000	1690	0	8	1910	4	4080	N	N	4738 2ND AV NE
8051000	3335		1/17/01	480000	1696	0	8	1921	3	3705	N	N	2412 N 43RD ST
8189000	0200		3/12/01	419950	1710	400	8	1915	3	4080	N	N	4547 4TH AV NE
8189000	0275		8/22/00	375000	1740	0	8	1916	4	3570	N	N	4514 LATONA AV NE
8881890	0080		11/30/00	455000	1760	0	8	1919	4	4284	N	N	4700 LATONA AV NE
8408330	1815		12/19/01	550000	1770	0	8	1926	5	3780	Y	N	1902 N 41ST ST
8408330	0670		6/28/01	425000	1780	430	8	1924	3	4000	N	N	1709 N 44TH ST
8051000	3595		10/11/00	440000	1820	1040	8	1912	4	3460	N	N	2509 N 43RD ST
8051000	1865		3/25/00	625000	1820	520	8	1914	5	4560	N	N	4412 SUNNYSIDE AV N
8445230	0170		9/25/00	500000	1850	200	8	1916	5	4041	N	N	4015 ASHWORTH AV N
8408330	0705		9/5/00	472500	1900	440	8	1922	4	4240	N	N	4317 BURKE AV N
8420690	1200		5/1/00	468000	1970	250	8	1925	5	4000	N	N	4026 LATONA AV NE
8408330	0735		4/25/00	500000	2040	0	8	1915	4	4240	N	N	1818 N 43RD ST
8917860	1310		3/27/01	499000	2060	0	8	1928	4	5700	N	N	2418 N 40TH ST
8917860	0585		4/4/01	656000	2150	900	8	1907	5	4560	N	N	4028 BAGLEY AV N
8051000	3515		12/5/01	500000	2156	0	8	1924	4	3600	N	N	4316 EASTERN AV N
8408330	2035		4/3/00	500000	2170	170	8	1919	5	4560	N	N	4035 BURKE AV N
8881840	0365		9/21/01	545000	2240	0	8	1911	4	4080	N	N	4710 THACKERAY PL NE
8051000	3310		6/29/01	420000	2300	0	8	1904	3	7980	N	N	4315 EASTERN AV N
8881890	0045		2/23/01	660000	2350	880	8	2001	3	4080	N	N	4739 LATONA AV NE
8881890	0045		6/8/01	665000	2350	880	8	2001	3	4080	N	N	4739 LATONA AV NE
8189000	0325		8/25/01	499000	2380	0	8	1909	4	3796	N	N	4531 LATONA AV NE
8881840	0445		5/3/00	760000	1800	820	9	1995	3	4080	N	N	4711 THACKERAY PL NE
8881840	0450		3/26/01	665000	1840	800	9	2000	3	4080	N	N	4715 THACKERAY PL NE
8420690	1730		8/23/00	517500	1900	800	9	2000	3	4000	N	N	4019 1ST AV NE
8881890	0025		4/24/01	725000	2160	400	9	2000	3	4080	N	N	4719 LATONA AV NE
8408330	0895		4/25/01	626000	2240	0	9	2001	3	4925	N	N	4310 BURKE AV N

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9397540	0361	5/14/01	175000	400	0	5	1922	3	3000	N	N	3922 MIDVALE AV N	
9392540	0075	9/15/00	150000	460	0	5	1928	3	3232	N	N	1407 N 40TH ST	
9197220	2305	2/28/00	258000	1180	0	5	1907	5	3000	N	N	915 N 36TH ST	
9007200	0018	10/19/00	162250	580	0	6	1943	3	1429	N	N	1108 N 41ST ST	
9686520	0575	8/24/00	235000	640	0	6	1920	4	2390	N	N	4708 MIDVALE AV N	
9193130	0085	8/18/00	184000	820	0	6	1901	3	4800	N	N	4114 WHITMAN AV N	
9569450	0005	6/13/00	324000	930	0	6	1900	4	3750	N	N	1011 N MOTOR PL	
9917860	0700	4/19/01	315000	1160	0	6	1912	4	5700	N	N	3932 BAGLEY AV N	
9408330	3505	5/8/00	425000	1170	0	6	1921	5	3200	N	N	3802 BURKE AV N	
9226450	0350	4/25/00	316000	1280	0	6	1901	4	2400	N	N	3527 CARR PL N	
9803270	0130	5/24/00	338000	1440	0	6	1903	5	4400	N	N	3838 INTERLAKE AV N	
9397540	0010	9/1/00	225000	650	0	7	1926	3	4218	N	N	4035 MIDVALE AV N	
9230640	0040	3/16/01	160000	800	0	7	1923	1	2589	N	N	4221 MIDVALE AV N	
9408330	6835	1/20/00	255000	810	810	7	1922	4	2400	N	N	3431 DENSMORE AV N	
9569450	1305	8/22/00	249000	850	170	7	1921	3	3000	N	N	4464 WHITMAN AV N	
9408330	4730	2/2/00	355000	860	0	7	1925	4	3420	N	N	3719 SUNNYSIDE AV N	
9917860	0720	2/5/01	262950	860	0	7	1910	3	3420	N	N	3931 CORLISS AV N	
9917860	0720	1/16/01	235000	860	0	7	1910	3	3420	N	N	3931 CORLISS AV N	
9408330	5125	5/26/00	344000	870	620	7	1925	4	3420	Y	N	3622 BAGLEY AV N	
9408330	6259	1/8/01	244950	880	0	7	1953	3	4480	N	N	3512 DENSMORE AV N	
9408330	4660	5/12/00	314000	880	0	7	1927	4	3420	N	N	3724 BAGLEY AV N	
9952110	1230	8/7/01	276000	890	0	7	1916	3	3250	N	N	4813 WHITMAN AV N	
9408330	5515	2/1/00	275000	930	0	7	1900	3	4560	N	N	3627 BURKE AV N	
9952110	1515	2/29/00	275000	950	430	7	1918	3	3864	N	N	1018 N 47TH ST	
9917860	0685	2/3/00	257900	950	430	7	1924	3	3800	N	N	3918 BAGLEY AV N	
9686520	0345	11/5/01	292000	960	0	7	1918	4	3450	N	N	4803 STONE WY N	
9408330	2975	6/5/00	335000	970	0	7	1907	3	4080	Y	N	2410 N 38TH ST	
9408330	5050	4/6/01	334000	970	0	7	1927	3	4533	Y	N	3623 CORLISS AV N	
9049550	0360	2/22/01	329000	970	0	7	1911	4	3420	N	N	3830 WOODLAWN AV N	

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9007200	0050		2/25/00	290000	970	990	7	1927	4	4005	N	N	4108 MIDVALE AV N
9229390	0095		5/12/01	270000	970	220	7	1901	3	4000	N	N	4133 MIDVALE AV N
9782120	0520		3/1/00	286400	990	0	7	1911	3	3600	N	N	1203 N ALLEN PL
9049550	0010		12/18/01	235000	1000	0	7	1914	3	2600	N	N	1515 N 40TH ST
9408330	2620		5/17/01	350000	1000	0	7	1921	5	3600	N	N	1808 N 39TH ST
9408330	6860		1/26/00	276000	1010	0	7	1914	3	3420	N	N	3423 DENSMORE AV N
9408330	2980		8/31/00	270000	1010	0	7	1907	3	3200	Y	N	3810 SUNNYSIDE AV N
9782120	0560		7/31/01	300000	1030	0	7	1916	3	3700	N	N	1208 N 44TH ST
9049550	0050		6/26/00	289950	1030	0	7	1910	3	5130	N	N	3925 WOODLAWN AV N
9408330	5525		8/21/01	320000	1040	0	7	1921	3	4560	N	N	3619 BURKE AV N
9686520	0227		12/20/01	344950	1050	500	7	1939	4	4106	N	N	1102 N 48TH ST
9686520	0596		5/22/01	344500	1050	580	7	1922	4	3515	N	N	4707 STONE AV N
9782120	0580		2/9/01	240000	1060	450	7	1916	3	3700	N	N	1214 N 44TH ST
9917860	0655		5/24/00	300500	1060	0	7	1910	3	3200	N	N	3902 BAGLEY AV N
9049550	0160		9/19/01	340000	1060	0	7	1922	3	4560	N	N	3925 DENSMORE AV N
9569450	0210		4/4/00	339250	1060	0	7	1911	4	3750	N	N	4270 WHITMAN AV N
9408330	5210		11/28/01	334500	1070	590	7	1916	4	3420	N	N	3609 BAGLEY AV N
9408330	2500		8/16/00	353950	1090	650	7	1924	4	4000	N	N	3910 DENSMORE AV N
9408330	3565		5/10/00	411000	1100	400	7	1922	4	3600	N	N	1909 N 39TH ST
9035400	0055		3/22/00	415000	1100	790	7	1921	5	3200	Y	N	3540 MERIDIAN AV N
9193130	0035		9/12/01	299000	1100	0	7	1904	4	5440	N	N	4111 WOODLAND PARK AV N
9917860	1365		8/31/00	320000	1110	0	7	1923	4	3675	N	N	2401 N 40TH ST
9408330	3285		4/3/00	322000	1110	110	7	1912	3	4560	N	N	3824 BAGLEY AV N
9408330	4160		5/11/00	345000	1120	0	7	1922	4	3420	N	N	3718 DENSMORE AV N
9408330	2655		9/14/00	306000	1130	1090	7	1921	3	4560	N	N	3914 WALLINGFORD AV N
9049550	0265		9/20/01	330000	1130	0	7	1918	3	5130	N	N	3922 WOODLAWN AV N
9408330	6145		4/4/01	349950	1140	0	7	1925	3	3990	N	N	3510 WOODLAWN AV N
9049550	0350		12/20/00	293000	1140	200	7	1911	3	3420	N	N	3824 WOODLAWN AV N
9007200	0040		10/2/01	374000	1140	0	7	1924	3	4109	N	N	4115 MIDVALE AV N

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9408330	6465		8/1/01	367500	1150	0	7	1909	4	6000	N	N	3519 MERIDIAN AV N
9397540	0470		9/12/00	350000	1150	730	7	1906	5	4000	N	N	4030 MIDVALE AV N
9408330	4525		5/24/00	350000	1170	0	7	1912	4	4560	N	N	3710 MERIDIAN AV N
9226450	0285		1/8/01	315000	1200	0	7	1928	4	3188	N	N	3644 ASHWORTH AV N
9408330	3475		2/17/00	299100	1210	0	7	1911	4	4800	N	N	3815 MERIDIAN AV N
9952110	1525		3/16/01	215000	1210	0	7	1918	1	4140	N	N	4701 WOODLAND PARK AV N
9686520	0585		8/14/01	427500	1220	0	7	1925	4	4000	N	N	1216 N 47TH ST
9408330	6155		3/20/00	247000	1230	0	7	1906	3	6840	N	N	3518 WOODLAWN AV N
9193130	0170		12/11/00	375000	1230	190	7	1922	3	4800	N	N	4011 WOODLAND PARK AV N
9408330	4455		2/22/00	342400	1250	0	7	1924	4	3040	N	N	3729 BAGLEY AV N
9686520	0665		10/5/00	279500	1260	260	7	1925	3	4300	N	N	1219 N 47TH ST
9226450	0895		2/9/01	299900	1264	0	7	1900	4	4400	N	N	3613 ASHWORTH AV N
9408330	2625		2/24/00	325000	1280	0	7	1921	4	3900	N	N	3902 WALLINGFORD AV N
9803270	0150		6/1/00	347000	1290	0	7	1924	4	5418	N	N	3833 INTERLAKE AV N
9944530	0030		4/5/01	339000	1300	0	7	1926	3	3191	N	N	1316 N 39TH ST
9226450	0700		7/25/01	306000	1300	0	7	1911	4	4400	N	N	3519 ASHWORTH AV N
9408330	5145		5/15/00	320000	1300	0	7	1911	4	3420	N	N	3644 BAGLEY AV N
9035400	0105		12/1/00	313000	1310	0	7	1918	3	7200	Y	N	3511 BAGLEY AV N
9408330	4925		8/30/01	545000	1370	800	7	1925	5	4320	Y	N	2409 N 38TH ST
9408330	5910		3/16/01	390000	1370	620	7	1919	4	4560	N	N	3642 WOODLAWN AV N
9952110	1270		5/5/00	340000	1380	60	7	1924	3	5000	N	N	916 N 47TH ST
9917860	0845		8/28/01	375000	1390	0	7	1927	3	2805	N	N	2315 N 40TH ST
9408330	6070		12/7/01	430000	1400	0	7	1928	5	3420	N	N	3531 DENSMORE AV N
9193130	0165		3/16/01	367000	1400	0	7	1922	5	4800	N	N	4015 WOODLAND PARK AV N
9408330	6095		7/17/00	276500	1410	0	7	1900	4	5840	N	N	3505 DENSMORE AV N
9686520	0570		2/9/00	345000	1420	400	7	1942	4	6000	N	N	4752 E GREEN LAKE WY N
9952110	1510		6/8/00	302000	1440	0	7	1918	4	3864	N	N	1014 N 47TH ST
9408330	4855		9/11/01	450000	1460	0	7	1925	4	4160	Y	N	3735 EASTERN AV N
9917860	1315		6/15/01	286000	1460	1060	7	1950	3	5300	N	N	3900 SUNNYSIDE AV N

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9952110	1340	12/5/01	408500	1460	0	7	1916	4	5000	N	N	911 N 47TH ST	
9952110	1660	5/21/01	285000	1500	0	7	1926	4	5000	N	N	1017 N 46TH ST	
9392540	0155	9/12/01	382000	1500	0	7	1925	4	3656	N	N	3930 ASHWORTH AV N	
9408330	6805	1/3/00	316000	1510	0	7	1906	4	4560	N	N	3426 DENSMORE AV N	
9408330	5535	12/8/00	380000	1530	0	7	1921	3	4560	N	N	3615 BURKE AV N	
9408330	5355	4/3/00	380000	1530	300	7	1907	4	4800	N	N	3617 MERIDIAN AV N	
9408330	3540	9/21/00	340000	1544	300	7	1921	4	4800	N	N	3816 BURKE AV N	
9408330	4475	6/19/00	460000	1550	170	7	1923	4	3520	Y	N	3727 BAGLEY AV N	
9408330	3940	12/14/00	321500	1560	320	7	1924	3	3420	N	N	3819 WOODLAWN AV N	
9408330	3420	8/28/01	365000	1600	670	7	1906	3	5563	N	N	3828 MERIDIAN AV N	
9226450	0995	1/5/01	331500	1620	0	7	1902	5	4510	N	N	3670 INTERLAKE AV N	
9408330	3901	10/17/01	288500	1620	0	7	1906	4	3420	N	N	3810 WOODLAWN AV N	
9408330	4423	5/23/01	390000	1630	0	7	1983	3	5161	N	N	3722 BURKE AV N	
9226450	0385	3/8/01	351000	1640	700	7	1921	4	4055	Y	N	1506 N 35TH ST	
9193130	0155	10/24/01	418000	1640	0	7	1922	5	4800	N	N	4023 WOODLAND PARK AV N	
9686520	0685	12/22/00	306000	1650	0	7	1927	4	4550	N	N	1202 N 46TH ST	
9408330	5755	3/6/00	300000	1680	250	7	1907	3	4560	N	N	3645 DENSMORE AV N	
9408330	4780	12/11/00	435000	1680	0	7	1909	4	3200	Y	N	3700 CORLISS AV N	
9392540	0095	9/18/01	371500	1680	0	7	1926	3	3572	N	N	3932 INTERLAKE AV N	
9226450	0040	6/27/00	297350	1710	0	7	1995	3	1800	N	N	3821 CARR PL N	
9408330	4422	3/28/00	375000	1716	0	7	1983	3	5156	N	N	3718 BURKE AV N	
9686520	0145	6/15/00	349950	1720	0	7	1916	4	4300	N	N	1215 N 50TH ST	
9408330	2840	3/16/01	420000	1720	0	7	1925	4	3402	N	N	3938 BURKE AV N	
9197220	1850	5/22/00	424500	1722	0	7	1900	5	4227	N	N	916 N 36TH ST	
9226450	0975	3/13/00	330000	1742	0	7	1911	3	6600	N	N	3446 INTERLAKE AV N	
9226450	0975	12/26/00	399950	1742	0	7	1911	3	6600	N	N	3446 INTERLAKE AV N	
9392540	0080	1/10/00	315000	1750	0	7	1928	3	3781	N	N	1401 N 40TH ST	
9197220	2345	2/22/00	260000	1820	0	7	1901	3	3000	N	N	1005 N 36TH ST	
9569450	0970	6/23/00	332000	1840	0	7	1906	3	5000	N	N	4311 WHITMAN AV N	

Sales Available for Annual Update Analysis
Area 9
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9952110	1281	1281	12/11/00	255000	1840	0	7	1910	3	3000	N	N	915 N 48TH ST
9917860	0800	9/20/01	520000	1890	0	7	1912	5	5700	N	N	3912 CORLISS AV N	
9408330	4580	3/27/00	302500	1940	0	7	1900	3	4560	N	N	3727 CORLISS AV N	
9193130	0210	3/10/01	390000	1940	250	7	1918	4	4800	N	N	4022 WHITMAN AV N	
9408330	4275	10/22/01	525000	2060	0	7	1906	4	5700	N	N	3711 BURKE AV N	
9049550	0140	5/15/01	499900	2060	0	7	1916	5	4560	N	N	3935 DENSMORE AV N	
9952110	1282	8/30/00	305000	2120	0	7	1910	3	2310	N	N	4715 WHITMAN AV N	
9803270	0040	10/19/00	404000	2140	0	7	1905	3	4519	N	N	1507 N 39TH ST	
9408330	2440	12/6/01	360000	2220	0	7	1925	3	4560	N	N	3917 WALLINGFORD AV N	
9569450	1149	4/3/00	277000	1020	220	8	1999	3	1288	N	N	4320 WHITMAN AV N	
9569450	1145	3/20/00	287000	1130	370	8	1999	3	2050	N	N	4324 WHITMAN AV N	
9569450	1147	2/7/00	288450	1250	410	8	1999	3	1662	N	N	1147 WHITMAN AV N	
9803270	0016	8/28/01	389950	1300	310	8	2001	3	1793	N	N	3822 A ASHWORTH AV N	
9803270	0017	11/20/01	390000	1310	380	8	2001	3	1650	N	N	3818 A ASHWORTH AV N	
9803270	0015	11/26/01	386950	1310	310	8	2001	3	1507	N	N	3822 B ASHWORTH AV N	
9917860	0835	5/2/00	420000	1430	730	8	1930	4	3300	N	N	3938 CORLISS AV N	
9917860	0035	8/31/00	445000	1490	0	8	1928	4	4560	N	N	3912 MERIDIAN AV N	
9408330	4000	6/8/00	452000	1520	0	8	1914	5	4560	N	N	3708 WOODLAWN AV N	
9408330	4150	3/9/00	500000	1540	300	8	1906	5	3420	N	N	3716 DENSMORE AV N	
9408330	3700	7/5/01	451600	1720	0	8	1927	4	4240	N	N	3835 WALLINGFORD AV N	
9803270	0011	9/10/01	380000	1730	0	8	1996	3	3000	N	N	3812 ASHWORTH AV N	
9392540	0005	6/30/00	475000	1860	0	8	1927	5	4688	N	N	3945 INTERLAKE AV N	
9408330	5540	7/11/01	725000	2036	0	8	1926	5	6270	N	N	3609 BURKE AV N	
9408330	6260	5/21/01	360000	2130	700	8	1911	4	6350	N	N	3520 DENSMORE AV N	
9803270	0140	2/12/01	399500	2140	780	8	1992	3	2808	N	N	1313 N 39TH ST	
9917860	1665	4/12/01	585000	2240	710	8	2001	3	2930	N	N	2313 N 39TH ST	
9569450	0274	10/20/00	460000	2380	0	8	1913	4	6000	N	N	4267 WHITMAN AV N	
9193130	0005	10/17/00	779000	2950	850	9	1999	3	7200	N	N	1015 N 42ND ST	
9408330	3225	12/13/00	685000	3250	0	9	1991	3	3648	Y	N	2218 N 38TH ST	

Vacant Sales Available to Develop the Valuation Model Area 9

There were not enough vacant land sales in this area to develop a land valuation model.